



~~October 17, 2006 CPC~~
~~November 16, 2006 CPC~~
~~January 16, 2007 CPC~~
~~March 20, 2007 CPC~~
~~April 17, 2007 CPC~~
June 19, 2007 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0244

H. H. Hunt Corporation

Bermuda Magisterial District
Harrowgate Elementary; Matoaca Middle; and Matoaca High Schools Attendance Zones
South line of Bradley Bridge and west line of Branders Bridge Roads

REQUEST I: Rezoning of a 1,445.4 acre tract from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to permit exceptions to Ordinance requirements and Conditional Use to permit recreational facilities on 43.5 acres of the 1,445.4 acre tract, plus rezoning of a 169.1 acre tract from Agricultural (A) to Regional Business (C-4) with Conditional Use Planned Development to permit exceptions to Ordinance requirements and Conditional Use on 3.0 acres of the 169.1 acre tract to permit an above ground utility structure (wastewater pump station).

REQUEST II: A waiver to street connectivity requirements to Glebe Point and Skybird Roads.

PROPOSED LAND USE:

A residential development with a variety of housing types and supporting community commercial and recreational uses, public/semi-public uses and commercial uses are planned.

(NOTE: IN ORDER FOR THE COMMISSION TO CONSIDER THIS CASE AT THEIR JUNE 19, 2007, MEETING, THE \$250.00 DEFERRAL FEE MUST BE PAID.)

RECOMMENDATION

The applicant requests a deferral to the Commission's July 17, 2007, public hearing. The applicant and staff continue to discuss issues related to the textual statement, proffers, traffic

analysis and impacts on capital facilities. The amount of deferral time should be based upon information received as of the Commission's June public hearing.

CASE HISTORY

Planning Commission Meeting (10/17/06):

At the request of the applicant, the Commission deferred this case to November 16, 2006.

Staff (10/18/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than October 23, 2006, for consideration at the Commission's November 16, 2006, public hearing.

Also, the applicant was advised that a \$500.00 deferral fee must be paid prior to the Commission's public hearing.

Staff (10/23/06):

To date, no new or revised information has been received, nor has the deferral fee been paid.

Planning Commission Meeting (11/16/06):

At the request of the applicant, the Commission deferred this case to January 16, 2007.

Staff (11/17/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than November 22, 2006, for consideration at the January 16, 2007, meeting.

Also, the applicant was advised in writing that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (11/17/06):

The deferral fee was paid.

Applicant (11/27/06):

The applicant requested a waiver to the Residential Subdivision Connectivity Policy to Glebe Point and Skybird Roads.

Staff (12/21/06):

Staff continues to review and comment on draft documents submitted by the applicant.

Planning Commission Meeting (1/16/07):

At the request of the applicant, the Commission deferred this case to March 20, 2007.

Staff (1/17/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than January 22, 2007, for consideration at the March 20, 2007, meeting.

Also, the applicant was advised in writing that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (1/31/07):

The deferral fee was paid.

Applicant (2/14/07):

A deferral was requested.

Staff (2/15/07):

Staff continues to review and comment on draft documents submitted by the applicant.

Applicant (3/19/07):

Revised proffers and textual statement were submitted.

Planning Commission Meeting (3/20/07):

At the request of the applicant, the Commission deferred this case to April 17, 2007.

Staff (3/21/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 26, 2007, for consideration at the April 17, 2007, public hearing.

Also, the applicant was advised that a \$500.00 deferral fee must be paid prior to the Commission's public hearing.

Staff (4/3/07):

Staff continues to review and comment on draft documents submitted by the applicant.

The deferral fee has not been paid.

Applicant (4/16/07):

The deferral fee was paid.

Planning Commission Meeting (4/17/07):

At the request of the applicant, the Commission deferred this case to June 19, 2007.

Staff (4/18/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than April 23, 2007, for consideration at the June 19, 2007, public hearing.

Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (5/10/07):

Revisions to the proffered conditions and Textual Statement were submitted.

Applicant (5/14/07):

A revised Exhibit A was submitted.

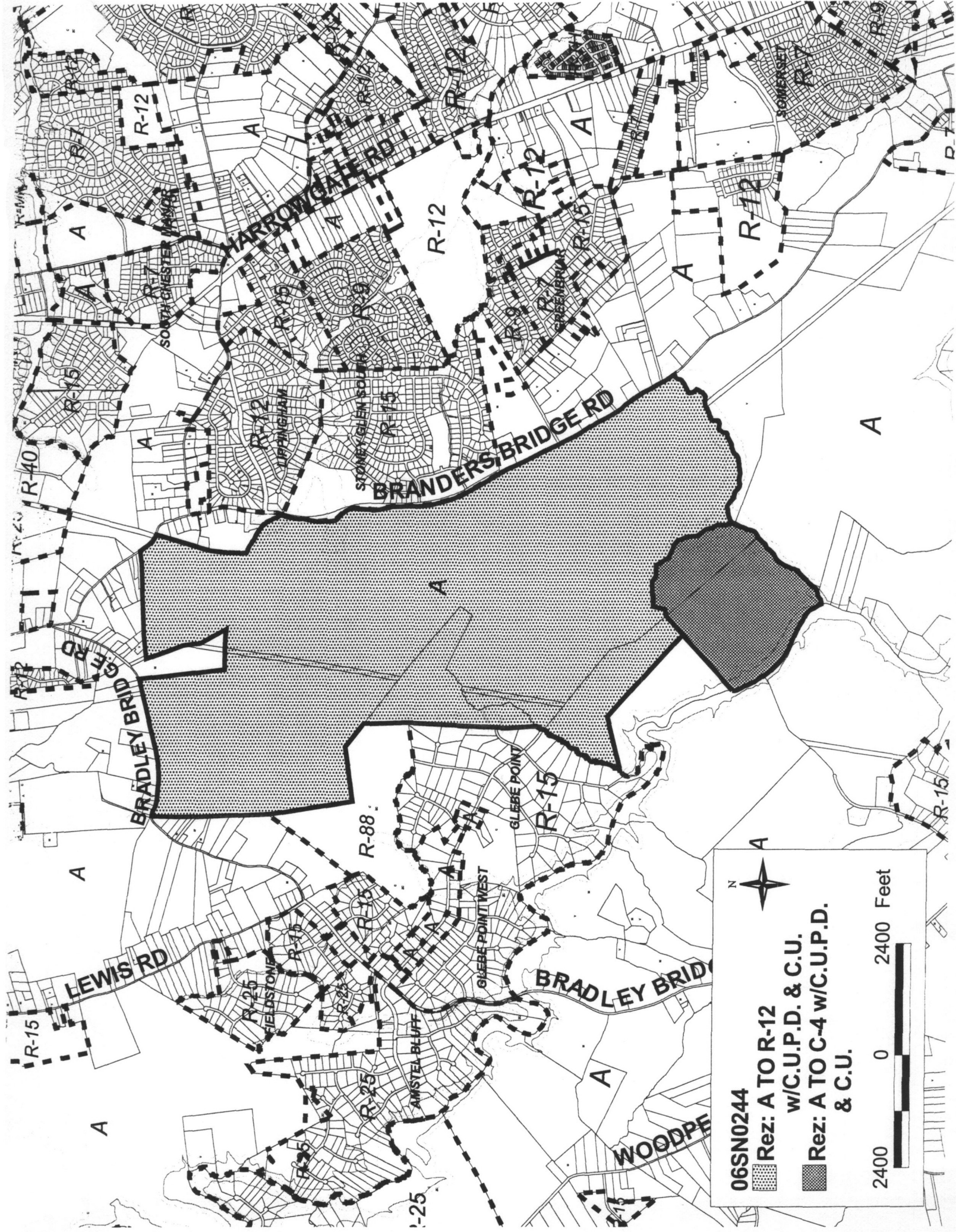
Applicant (6/7/07):

A deferral was requested.

Staff (6/7/07):

Staff continues to review and comment on revised documents submitted by the applicant.
The deferral fee has not been paid.

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06SN0244

- Rez: A TO R-12
w/C.U.P.D. & C.U.
- Rez: A TO C-4 w/C.U.P.D.
& C.U.

2400 0 2400 Feet